



**TO LET**  
(BY WAY OF  
ASSIGNMENT)

SPRINGHILL ROAD, CARNBANE INDUSTRIAL ESTATE, NEWRY, BT35 6EF  
HIGH SPECIFICATION INDUSTRIAL PREMISES WITH ANCILLARY OFFICE ACCOMMODATION C. 64,304 SQ.FT  
ON A SELF CONTAINED SECURE SITE OF C. 4 ACRES.

**Lisney**

## Features

- ◆ High specification industrial premises and ancillary office space c. 64,304 sq. ft
- ◆ Prominently positioned in one of Newry's premier industrial estates
- ◆ Strategically located just off the A1 dual carriageway which provides easy access to Belfast and Dublin
- ◆ Secure self contained site of circa 4.05 acres in total with significant yard space of circa 2.56 acres

## Location

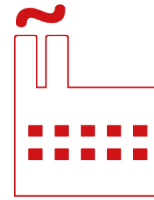
The subject occupies a prominent position on the Springhill Road and is located in close proximity to the A1 dual carriageway approximately 37 miles south of Belfast and 67 miles north of Dublin.

Given it's strategic location, it is unsurprising that neighbouring occupiers include MJM Group, O'Hare & McGovern, Norbrook Laboratories and Modern Tyres.

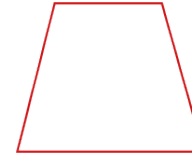
## Description

The overall site covers an area of c. 4.05 acres with approximately 58,944 sq ft of industrial / warehouse space and circa 5,350 sq ft of ancillary office space. The site benefits from a security hut, extensive car parking and yard space of approximately 2.56 acres and two double electric entrance/exit gates which allow for a significant turning circle.

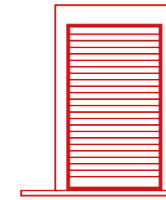
### KEY FEATURES OF THE WAREHOUSE ELEMENT:



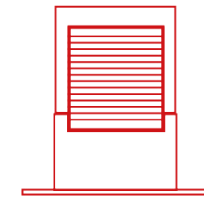
STEEL PORTAL  
FRAME  
CONSTRUCTION



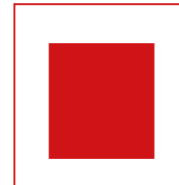
BLOCKWORK WALLS  
TO 10' & CLADDING  
TO THE UPPER  
WALLS & ROOF



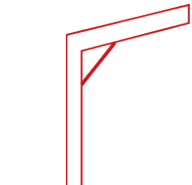
MULTIPLE ELECTRIC ROLLER  
SHUTTER ACCESS DOORS



1 NO. DOCK  
LEVELLER



CONCRETE FLOORS



4.8M EAVES / 8.68M APEX

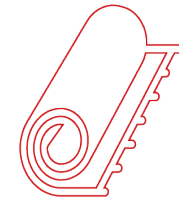


UP TO 3,600 KVA  
POWER SUPPLY



OVERHEAD GAS  
HEATERS

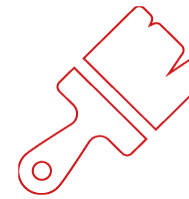
### KEY FEATURES OF THE OFFICE ELEMENT:



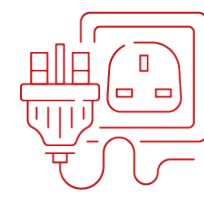
CARPETED FLOORS



SUSPENDED CEILING WITH A  
MIX OF LIGHTING



PAINTED WALLS



PERIMETER  
TRUNKING



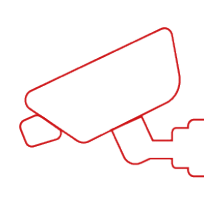
CAT 5 & PART OPTIC  
CABLING



HVAC COOLING & HEATING  
IN PART PLUS OIL FIRED  
RADIATORS



STAFF CHANGING &  
SHOWER FACILITIES



CCTV

## Accommodation

We understand the following applies:

LEVEL	AREA (SQ. M.)	AREA (SQ. FT.)
Warehouse	5,476	58,944
Offices	498	5,360
<b>TOTAL</b>	<b>5,974</b>	<b>64,304</b>

## Lease Details

The property is offered to let by way of an assignment of the current lease, the headline terms of which are outlined below. Further details are available on request.

- Rent: Further details upon request
- Term: Remainder of the 30 year term expiring 13th July 2036
- Repairs: Full Repairing and Insuring
- Insurance: The Tenant will be responsible for reimbursing the Landlord with the cost of the insurance premium for their unit

## Rates

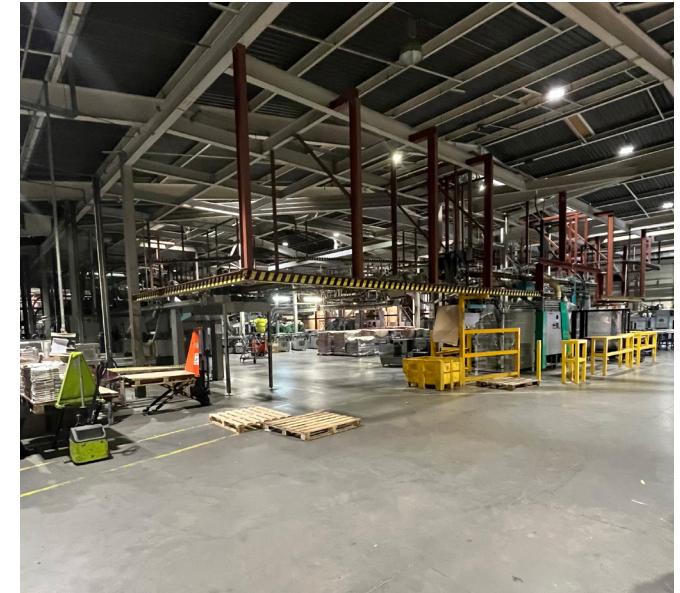
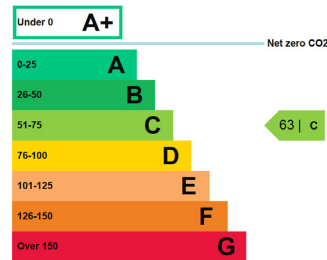
Rates payable for the year 2022/2023 are £22,114.44. Please contact the agent for further information

## Value Added Tax

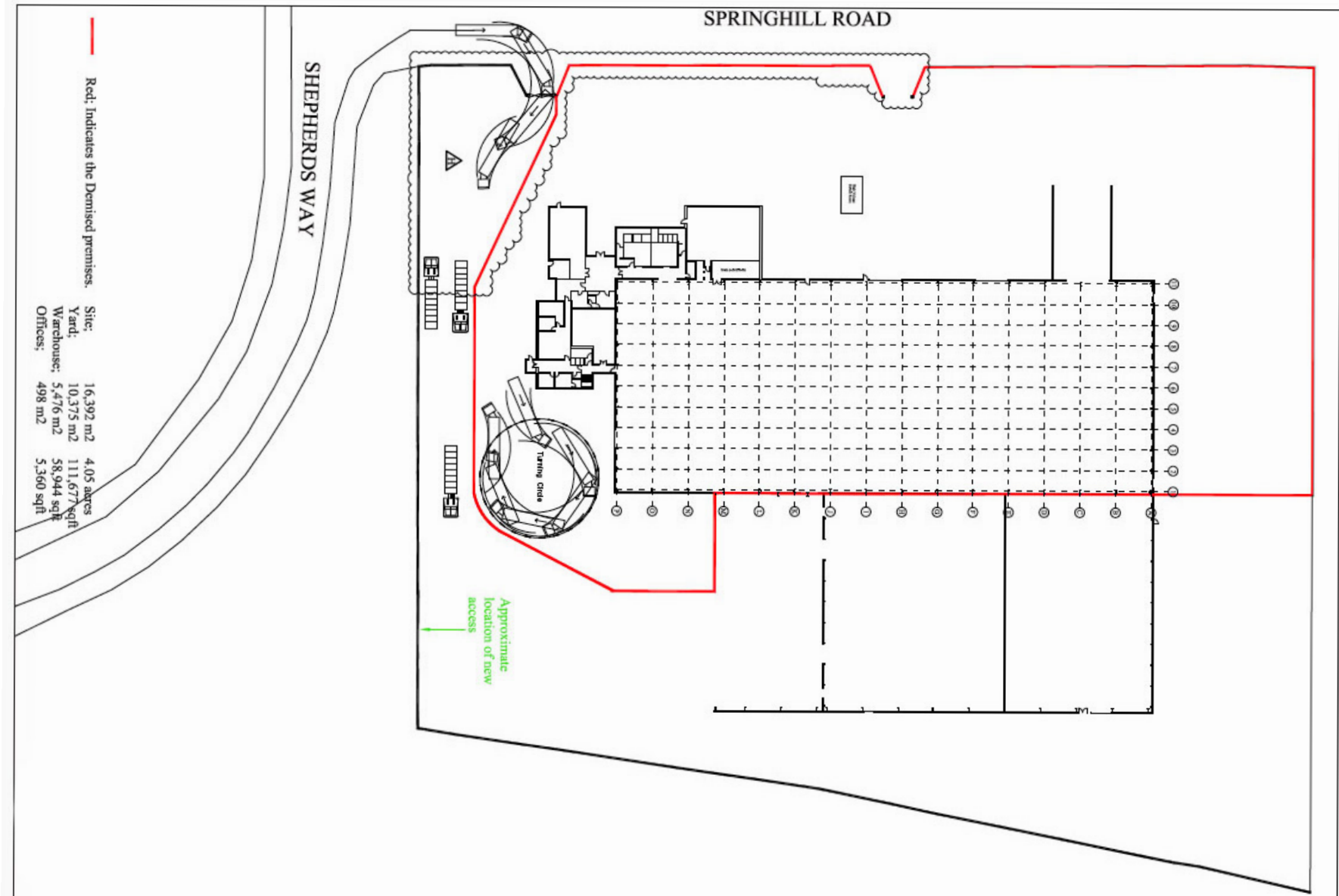
We are advised that the subject property is VAT registered and therefore VAT will be charged in addition to the rent.

## EPC

The property has an energy rating of C63.









## Contact

Strictly by appointment with the sole letting agent.  
For further information please contact:

Jonathan Haughey

Andrew Gawley

028 9050 1540 / 07718 571 498

028 9050 1552 / 07917 007 52

[jhaughey@lisney.com](mailto:jhaughey@lisney.com)

[agawley@lisney.com](mailto:agawley@lisney.com)

## Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>.

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Further information is available at [www.lisney.com](http://www.lisney.com)

